



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 3934

A bylaw to amend Zoning Bylaw 1997, No. 2950 to reclassify 2999 Drinkwater Road from R1 to CD25 and PU

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

- 1 This Bylaw may be cited as "*Zoning Amendment Bylaw No. 3934, 2024*".

Amendment

- 1 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (1) – Establishment of Zones, Section 43 is amended by adding "Drinkwater Road Multi-Family Comprehensive Development Zone (CD25)" to the end of the list of zones.
- 2 That Zoning Bylaw 1997, No. 2950, Part 5 – Zones, Division (2) – Zones, is amended by inserting the following new zone after Section 80.24:

"Drinkwater Road Multi-Family Comprehensive Development Zone (CD25)

Permitted Uses

80.25 (1) The permitted uses for the CD25 zone are:

- Apartment
- Limited Home-based Business

Minimum Lot Size

- (2) The minimum permitted lot size for the CD25 zone is 2,700 m² (29,063ft²).

Minimum Frontage

- (3) The minimum permitted frontage required for the CD25 zone is 35 m (114.8').

Maximum Density

- (4) The maximum permitted floor space ratio for the CD25 zone is 2.5:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage in the CD25 zone is 40%.

Minimum Setbacks

(6) The minimum permitted setbacks for all buildings and structures in the CD25 zone are as follows:

Yard, Front, 3.0 m (9.8')

Yard, Side, 3.0 m (9.8')

Yard, Side when adjacent to a lane or street, 1.5 m (4.9')

Yard, Rear, 3.0 m (9.8')

Maximum Building Height

(7) The maximum permitted building height for the CD25 zone is 21.5 m (70.5') and 6 storeys.

Open Space

(8) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped open space."

3 That Zoning Bylaw 1997, No. 2950, Schedule "C" is amended by reclassifying 2999 Drinkwater Road (003-887-669) from Residential Rural Zone (R1) to Drinkwater Road Multi-Family Comprehensive Development Zone (CD25) and Public Use (PU), as shown on Schedule 1 attached to and forming part of this bylaw.

The notice that a public hearing was not being held for this bylaw was advertised on the municipality's social media site on February 20, 2024, in the Cowichan Valley Citizen and the Chemainus Valley Courier on February 29, 2024 and was posted to the municipality's public notice places on February 16, 2024

READ a first time on March 6, 2024

READ a second time on March 6, 2024

READ a third time on March 6, 2024

RECEIVED the approval of the Minister of Transportation on March 14, 2024

ADOPTED on _____.

COVENANT registered on _____.

CORPORATE OFFICER

PRESIDING MEMBER

Presiding Member

Corporate Officer

